



# CITY OF CONCORD

## NEW HAMPSHIRE

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### ECONOMIC DEVELOPMENT ADVISORY COUNCIL

#### Minutes

September 11, 2009

7:30 A.M.

The meeting convened at the Laconia Savings Bank, 167 N. Main Street, Concord. Coffee and refreshments were served compliments of Larry Gloekler.

Chairperson Carley called the meeting to order at 7:40 A.M.

**PRESENT:** Allen Bennett, Tim Bernier, Christopher Carley, Byron Champlin, Mark Coen, Larry Gloekler, Jan McClure, Bill Norton, Dan St. Hilaire, Claudia Walker, and Stephen Heavener

**ABSENT:** Doug Black, Maura Carroll, Peter Cook, and John Hoyt

**STAFF:** Carlos Baía, Deputy City Manager - Development  
Matt Walsh, Asst. for Special Projects  
Bev Rafferty, Administrative Assistant

#### **I. MINUTES OF THE AUGUST 28, 2009 EDAC MEETING**

Tim Bernier requested that two items be corrected.

Bill Norton made a motion to accept the minutes as amended; seconded by Byron Champlin; vote was unanimous.

#### **II. ECONOMIC REVITALIZATION ZONES**

Matt Walsh provided a brief presentation regarding Economic Revitalization Zones (formally known as "CROP Zones"). He explained that this is a State program whereby a community can make application to the NH Department of Resources and Economic Development (DRED) to designate certain areas of their communities as Economic Revitalization Zones. Under this program, such areas must be dominated by low income households, vacant or underutilized land / structures, or contaminated properties (commonly referred to as Brownfields). Municipalities may have one or more such zones and there are no limits on the size of such zones or the number of zones a single community may create. If approved by the NHDRED, new commercial or industrial development within such zones which either create jobs or renovate / build real estate, are eligible for receiving tax credits which an investor or company can use against their business

profits or business enterprise taxes. Currently, the State of New Hampshire offers roughly \$900,000 / year in available credits.

Mr. Walsh explained that there are currently 23 or so communities in New Hampshire with these zones. He reviewed some of the projects from some of the other communities that use this program. He also stated that he felt this could be a useful tool for revitalization of Penacook or portions of the Opportunity Corridor (primarily downtown, south of Pleasant Street Extension, as well as the South End Rail Yard area).

EDAC was interested in the program, but expressed concerns about what type of staff involvement would be required in the creation of the zones, as well as job monitoring. Mr. Walsh noted that the City Council would have to adopt the zones and grant approval for the city to apply to DRED for this program. At this time there would be no cost to the city with the exception of putting the application together.

Tim Bernier made a motion to direct Matt Walsh and Carlos Baía to pursue a formal proposal and bring it forward; Byron Champlin seconded the motion.

It was also suggested that staff contact one of the towns currently approved for these zones. Matt Walsh will arrange a meeting. Carlos Baía also noted setting up a meeting with DRED to obtain further information. Should, after consultation with NHDRED, staff feels the program is still worthwhile, staff will return to EDAC with a formal proposal (including maps) of where the City could seek creation of such zones. The motion passed unanimously.

### **III. EDAC REGULATIONS SUB-COMMITTEE FINAL REPORT - CONTINUED REVIEW**

Chairperson Carley informed EDAC that the next item for review was continued discussion on Zoning Elements, item 3 - stacking spaces. Stacking spaces at banks differ from spaces at fast food restaurants. The purpose is to encourage a review of the standards and applicability to different uses with the intent to build in some flexibility. EDAC reached consensus on this item.

**Item 4: Curbing and guardrail requirements** - After some minimal discussion, EDAC reached consensus on this item.

**Item 5: Alternate surface parking lots** - EDAC reached consensus on this item.

**Item 6: Sustainable Design** - Bill Norton suggested rewording this item to read "Eliminate or modify.....". Some members felt it preferable to eliminate vs. expand regulations that discourage sustainable design. Some members of EDAC were not familiar with sustainable design and asked for a sample of same.

Chairperson Carley noted sustainable design is evolving constantly. The driveway or parking lot surface and the curbs are examples.

There was discussion regarding the Scott Lawson Group project and the requirement that they hook up to the city water/sewer system based on regulations in place. There was extensive discussion on encouraging the use of green roofs and recycled materials.

EDAC reached a consensus to reword this item to “**Modify** regulations.....” vs. “**Eliminate** regulations.....”.

**Zoning Elements That Merit Re-Examination or Elimination - item 1: mobile home standards:** Chairperson Carley explained that over time the standards of mobile homes have changed. Setback regulations are now at odds with new mobile home units necessitating variances in cases of replacements of units. The thought of a percentage threshold was to allow flexibility which recognizes the reality of the current industry standard. The threshold still needs to be determined.

EDAC reached a consensus to submit this item as written.

**Item 2 re: contiguous lots being merged automatically:** Tim Bernier informed EDAC this item came up because when someone purchases a neighboring lot and both lots are non-conforming, the city merges them, unbeknownst to the owner.

The recommendation is to notify the property owner of the lot merger and give them a 60-day appeal period so to appeal the city’s decision to merge the lots. That way, if a person purchases property for an investment, they will not lose that investment.

Jan McClure asked if the intent, on the part of the city, is to get rid of non-conforming lots. Tim Bernier noted there is a simple process if the city wants to do it. Carlos Baía also noted that this situation happens only if the properties are under the exact same name, otherwise, the city would not merge them.

Jan McClure noted if this is adopted, it would be good to notify the landowner of the value and tax implications based on either scenario (merger vs. non-merger). Carlos Baía indicated that would be hard to do as the city does not have staff time to provide the analysis for scenarios that may not materialize.

After some brief further discussion, Dan St. Hilaire made a motion to rewrite the recommendation to simply “**Eliminate involuntary lot mergers**”. The motion was seconded by Tim Bernier and was passed unanimously by the EDAC members.

**Item 3 re: transferring driveway widths to site plan regulations:** There was brief discussion on this item and the differences in redeveloping the downtown and rural roads, etc. Jan McClure noted we need to make sure rural roads are more conducive to the area and she would like to insert a new item here relative to rural development roads. Ms. McClure agreed to follow-up with Carlos Baía as to the specific language.

[NOTE TO EDAC MEMBERS: THE MEETING BROKE-UP RATHER INFORMALLY AT THIS POINT AND IT WAS UNCLEAR IF OFFICIAL CONSENSUS WAS REACHED ON THIS ITEM—AT THE OCT. MEETING, STAFF WILL SEEK CLARIFICATION FROM EDAC TO FINALIZE MINUTES]

#### **IV. OTHER BUSINESS - NEXT MEETING**

The next EDAC meeting will be held Friday, October 2, 2009. Peter Cook will host the meeting at Concord Litho, 92 Old Turnpike Road.

#### **V. ADJOURNMENT**

There being no further business and upon a motion duly made and seconded, the meeting adjourned at 9:10 A.M.

Respectfully submitted,

Beverly A. Rafferty  
Administrative Assistant